

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Rayville Road, 700' W of the *
c/l of Walker Road * ZONING COMMISSIONER
(1202 Rayville Road) *
6th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District *
Case No. 96-456-A
Ronald J. Norman, et ux *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1202 Rayville Road, located in the vicinity of Walker Road in Parkton. The Petition was filed by the owners of the property, Ronald J. and Kathryn C. Norman. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 20 feet in lieu of the required 50 feet for a newly constructed garage, and a street centerline setback of 60 feet in lieu of the required 75 feet for an existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING
Date 6/15/96
By [Signature]

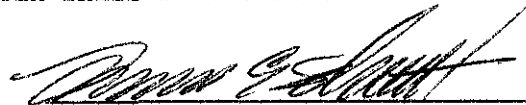
MICROFILMED

of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 20 feet in lieu of the required 50 feet for a newly constructed garage, and a street centerline setback of 60 feet in lieu of the required 75 feet for an existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 6/14/96

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 14, 1996

Mr. & Mrs. Ronald J. Norman
1202 Rayville Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Rayville Road, 700' W of the c/l of Walker Road
(1202 Rayville Road)
6th Election District - 3rd Councilmanic District
Ronald J. Norman, et ux - Petitioners
Case No. 96-456-A

Dear Mr. & Mrs. Norman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File



RECEIVED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1202 Rayville Rd

which is presently zoned

RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 A04.3 B.3 to permit a 20' lot line setback and a 60' street centerline setback in lieu of 50' and 75', respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1) ORIGINAL STRUCTURE APPEARS TO BE VIOLATING SETBACK LINE AS SHOWN.

2) GARAGE ATTACHED BY BREZZWAY APPEARS TO BE VIOLATING SETBACK LINE AS SHOWN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

MR. RONALD J. NORMAN
(Type or Print Name)

Mr. Ron J. Norman
Signature

MRS. KATHRYN C. NORMAN
(Type or Print Name)

Mrs. Kathryn C. Norman
Signature

H-343-1758

1202 RAYVILLE ROAD
Address

W-584-7700
Phone No

PARKTON MARYLAND 21120
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY mk

DATE: 3/17/96

ESTIMATED POSTING DATE

5/26/96



Printed with Soybean Ink
on Recycled Paper

MICROFILMED 459

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1202 Bayville Rd
address
Parkton MD 51120
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

① Original structure appears to be violating set back. We request variance to help us if questions arise when we eventually sell.

② Garage attached by breezeway appears to be violating set back. We have been asked to acquire another permit for breezeway and garage as original was not detailed enough. No permit shall be given without variance.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ronald J. Norman
(signature)
RONALD J. NORMAN
(type or print name)



Kathryn C. Norman
(signature)
Kathryn C. Norman
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of MAY, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RONALD J. & KATHRYN C. NORMAN

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 13, 1996
date

Krista Stachi
NOTARY PUBLIC

My Commission Expires:

8/1/97

ZONING DESCRIPTIONS

96-456-A

ZONING DESCRIPTION FOR 1202 RAYVILLE ROAD
PARKTON, MARYLAND
21120

BEGINNING AT A POINT ON THE N.85° 15' 35" E.206.70 FT. S.00° 17' 55" E.200.20 FT.
S.51° 24' 38" W.91.63 FT. N.03° 13' 06" W.312.00 FT. TO THE PLACE OF THE BEGINNING.
PROPERTY FRONTS RAYVILLE ROAD TO THE NORTH WHICH IS 20 FEET WIDE AT A
DISTANCE OF 60 FEET OF THE CENTERLINE OF THE NEAREST INTERSECTING STREET OF
RAYVILLE ROAD. BEING LOT #1 IN SUBDIVISION OF ROSS MEADOWS AS RECORDED IN
BALTIMORE COUNTY PLAT BOOK # 51. FOLLO # 9 CONTAINING 1.222 AC ALSO KNOWN AS
1202 RAYVILLE ROAD AND LOCATED IN THE 6 ELECTION DISTRICT.

MICROFILMED

#459



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

96-456-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 459 Petitioner: Ronald J. Norman

Location: 1202 Rayville Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Ronald J Norman

ADDRESS: 1202 Rayville Rd

Packton, Maryland 21120

PHONE NUMBER: (410) 343-1758



Printed with Soybean Ink
on Recycled Paper

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 24, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-456-A (Item 459)
1002 Rayville Road
N/S Rayville Road, 700' W of c/l Walker Road
6th Election District - 3rd Councilmanic
Legal Owner(s): Ronald J. Norman and Kathryn C. Norman

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 26, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Ronald and Kathryn Norman

RECEIVED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 1996

Ronald and Kathryn Norman
1202 Rayville Road
Parkton, MD 21120

RE: Item No.: 459
Case No.: 96-456-A
Petitioner: Ronald Norman, et ux

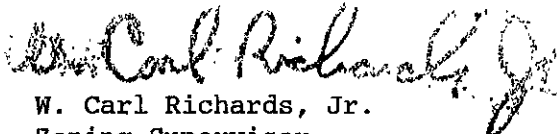
Dear Mr. and Mrs. Norman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: June 3, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for June 3, 1996
 Item No. 459

The Development Plans Review Division has reviewed the subject zoning item. Rayville Road is an existing road which shall ultimately be improved to a 40-foot street cross section on a 60-foot right-of-way.

The recorded plat 51/119 "Ross Meadows" also set aside a 10-foot revertible slope easement along the roadway to support the road widening.

We have no objection to the adjusted building setback line.

RWB:HJO:jrb

cc: File

ZONE11E

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 05/30/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454,
455, 456, 457 and 459.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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on Recycled Paper

100% RECYCLED PAPER

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: June 3, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450, 451, 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL/lw

MICROFILMED.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-31-96

FROM: R. Bruce Seeley *RBS*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 5-28-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 439

450

453

455

456

457

458

459

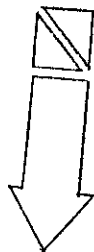
RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Note: House appears to be violating setback line as shown.

(4)



MICROFILMED

96-456-A

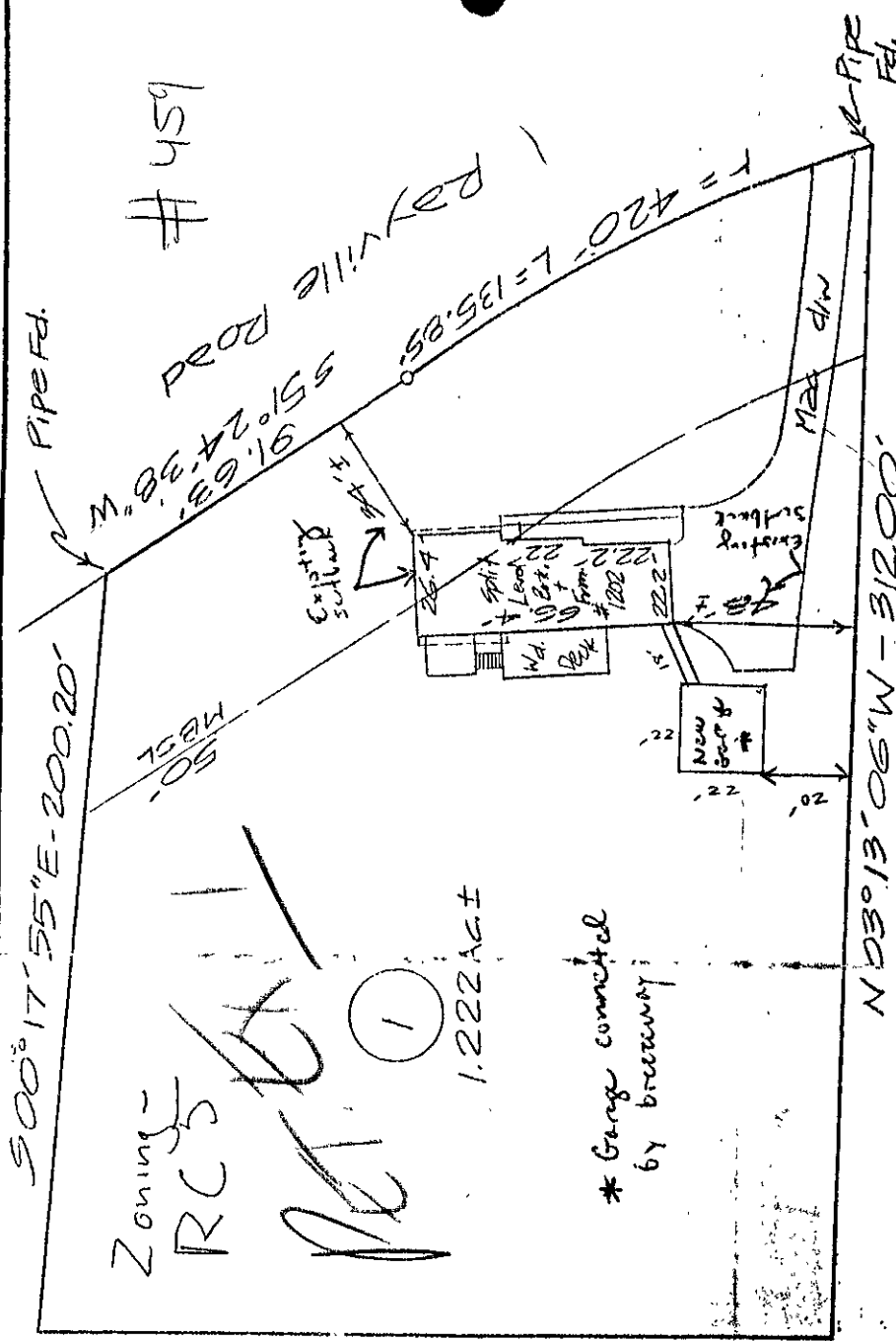
Subject property is shown in Zone C on the National Flood Insurance Program Flood Insurance Rate Map of Balto. County, Maryland. Panel # 50 Community Panel # 24001300002 Effective Date: March 2, 1981 3rd Congressional District

This is to certify that I have surveyed the property known as "Lot - 1, as shown on the plat of "Ross Meadows" recorded in Plat Book 51, Folio 119 among the Land Records of Baltimore County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PLS#96



* Plat to Accompany Petition For Zoning Variance
Owner: Ronald & Kathryn Norman

* See 2nd sheet for other information

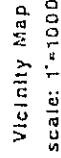
LOCATION SURVEY

1202 Rayville Road
Ross Meadows
Elec. Dist. 5 Balto Co, Md.

NTT ASSOCIATES, INC.	Scale: 1"=50'
16205 Old Frederick Road	Date: 10-13-91
Mt. Airy, Maryland 21771	Field By: M.H.
Phone 442-2031	Drawn By: M.H.
	Drawing # 12023-1

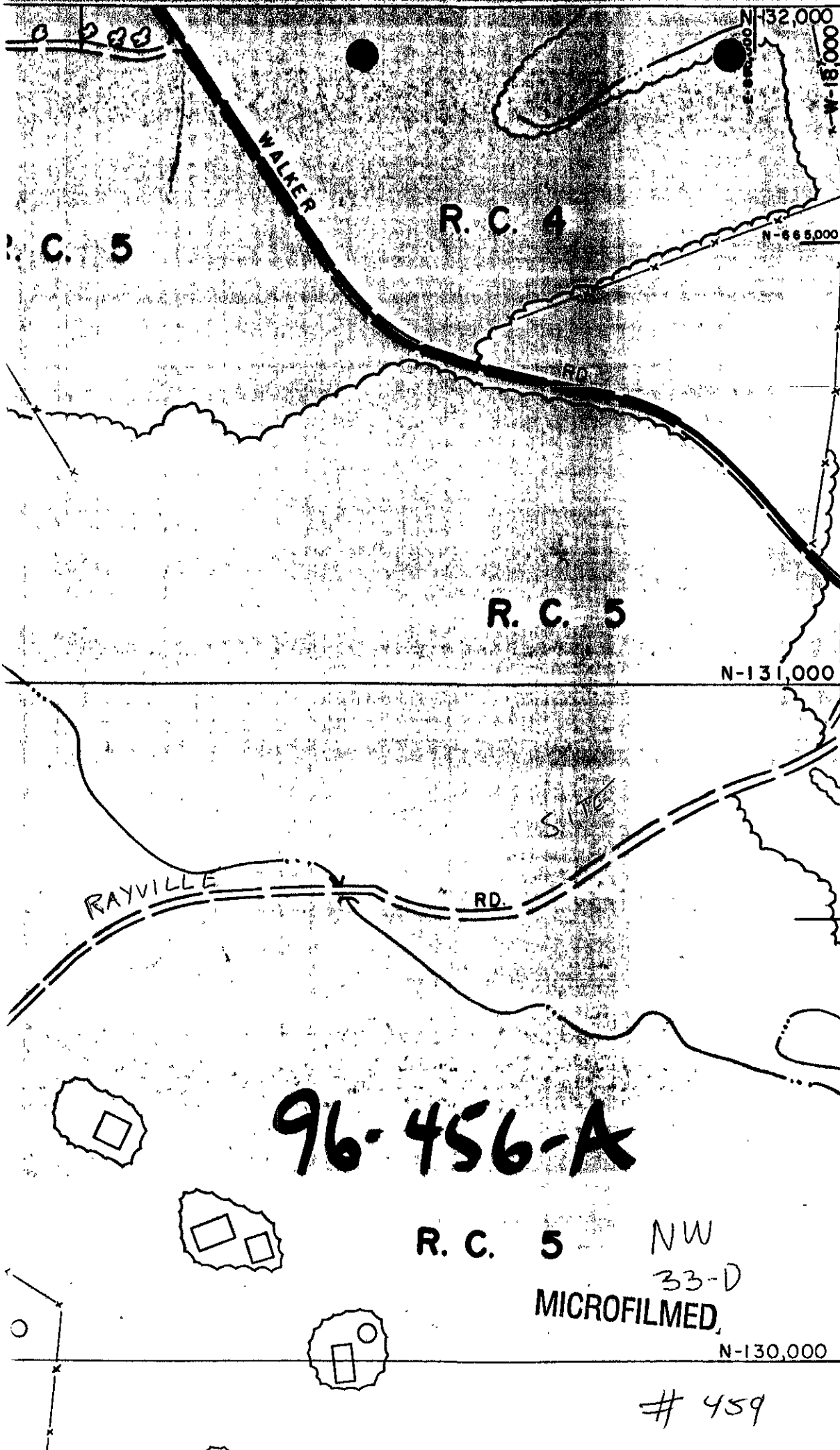
see pages 5 & 6 of the CHECKLIST for additional required information

Reserve	Future
4501/551	Berry



reviewed by:	ITEM #:	CASE#:
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(SHEET N.W. 33-C)

96-456-A



MICROFILMED

96-456-A



MICROFILMED

96-456-A



NOT RECORDED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 96-436-A

District 4th

Posted for: Donovan

Date of Posting 3/24/96

Petitioner: Ronald & Kathy Norman

Location of property: 1202 Rayville Rd

Location of Sign: Facing roadway on property being zoned

Remarks: _____

Posted by: W. J. Kelly

Signature

Number of Signs: 1 Date of return: 5/31/96

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

699959

DATE 5/17/76 ACCOUNT 01-615

Item: 459

PAY: MDX (R)

AMOUNT \$ 85.00

RECEIVED FROM: Norman, Ronald - 1202 Rayville Rd

010 - Res. Var. - \$50.00

020 - 1 Sign - \$35.00

FOR: \$ 85.00

MICROFILMED

USAM/INT/INT/CHRC

SP 000140PMD5-17-76

045.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER

96-456-A

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
N/S Rayville Road, 700' W of the * ZONING COMMISSIONER
c/l of Walker Road * OF BALTIMORE COUNTY
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6th Election District
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

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of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 14, 1996

Mr. & Mrs. Ronald J. Norman
1202 Rayville Road
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Rayville Road, 700' W of the c/l of Walker Road
(1202 Rayville Road)
6th Election District - 3rd Councilmanic District
Ronald J. Norman, et ux - Petitioners
Case No. 96-456-A

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Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

- 2 -

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1202 Rayville Rd
which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A04.3 B.3 to permit a 20' lot line setback and a 60' street centerline setback in lieu of 50' and 75', respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1) ORIGINAL STRUCTURE APPEARS TO BE VIOLATING SETBACK LINE AS SHOWN.
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I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

"We do solemnly declare and affirm, under the penalties of perjury, that true and the legal owner(s) of the property which is the subject of this Petition."

Legal Owner(s)

MR. RONALD J. NORMAN

Mrs. Kathryn C. Norman

Mrs. Kathryn C. Norman

1202 Rayville Road W-584-1700

Parkton, Maryland 21120

City, State and phone number of representative to be contacted

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 24, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-456-A (Item 459)
1002 Rayville Road
N/S Rayville Road, 700' W of c/l Walker Road
6th Election District - 3rd Councilmanic
Legal Owner(s): Ronald J. Norman and Kathryn C. Norman

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 26, 1996. The closing date (June 10, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

cc: Ronald and Kathryn Norman



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 5, 1996

Ronald and Kathryn Norman
1202 Rayville Road
Parkton, MD 21120

RE: Item No.: 459
Case No.: 96-456-A
Petitioner: Ronald Norman, et ux

Dear Mr. and Mrs. Norman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 17, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/ce
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 3, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 3, 1996
Item No. 459

The Development Plans Review Division has reviewed the subject zoning item. Rayville Road is an existing road which shall ultimately be improved to a 40-foot street cross section on a 60-foot right-of-way.

The recorded plat 51/119 "Ross Meadows" also set aside a 10-foot reversible slope easement along the roadway to support the road widening.

We have no objection to the adjusted building setback line.

RWB:HJO:jrb

cc: File

ZONE11E

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 05/30/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 28, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 439, 450, 451, 452, 453, 454, 455, 456, 457 and 459.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 3, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 439, 450, 451, 452, 453, 454, 455, 457 and 459.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol L. Kenna*

PK/JL/lw

ITEM439/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 5-31-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 5-28-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 439
450
453
455
456
457
458
459

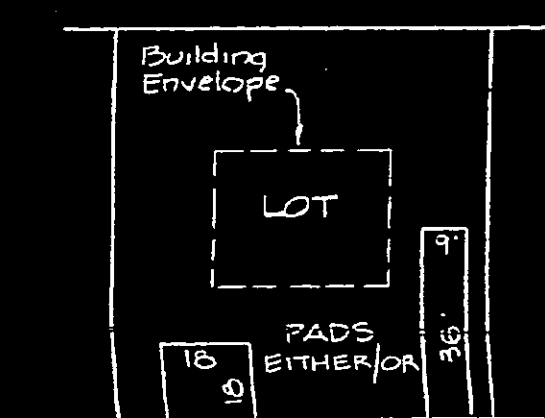
RBS:sp

BRUCE2/DEPRM/TXTSBP

GENERAL NOTES

1. LOTS SHOWN HEREON WILL OPERATE ON PRIVATE WELL & SEPTIC SYSTEMS.
2. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A DWELLING ON A LOT SHOWN ON A FINAL PLAT UNTIL A WELL APPROVED BY APPLICABLE STATE & CO AGENCIES HAVING JURISDICTION HAS BEEN LOCATED ON SITE OF LOT.
3. WHERE APPLICABLE, UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT REGULATIONS OR AS MAY BE AMENDED BY THE PUBLIC SERVICE COMMISSION OF MD, REGARDING UNDERGROUND SERVICE.
4. IF & WHEN WATER & SEWERAGE FACILITIES BECOME AVAILABLE TO THIS SUBDIVISION, CONNECTION SHALL BE REQUIRED BY THE AGENCY HAVING JURISDICTION.
5. REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
6. BUILDING ENVELOPES ARE 50' FROM ALL LOT LINES.
7. DWELLING UNITS WILL BE SOLD.
8. EXCEPT FOR GRADING WITHIN 20' OF THE PROPOSED DWELLING THERE WILL BE NO MAJOR SITE GRADING.
9. LANDSCAPING IS TO BE PERFORMED BY THE LOT OWNER.
10. ACCESSORY STRUCTURES, FENCES, & PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE BUILDING ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 & 501 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
11. CREG. WAIVER APPROVED - JULY 10, 1984.

TYPICAL LOT W/ PARKING PAD



THE TYPICAL PARKING PAD AS SHOWN IS INTENDED TO COMPLY WITH THE MINIMUM STANDARDS OF THE BALTO. CO ZONING REGULATIONS, SECTION 400.2 (A) (3) (F). THE FINAL LOCATION AND TYPE OF PARKING PAD SHALL BE DETERMINED BY THE PROPOSED HOUSE LOCATION AND/OR AT THE REQUEST OF THE ORIGINAL HOME BUYER. DRIVEWAYS AND PARKING PADS WILL BE PAVED WITH TAR AND CHIP SURFACING OF A 6 INCH DEPTH. EACH PARKING SPACE WILL BE 8 FEET BY 18 FEET.

THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING BOARDMAN, BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY DENSITY & BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARTS OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY. IN NO CASE SHALL UTILIZATION BE HAD FOR ANY OTHER PURPOSE THAN THAT INDICATED PRESENTLY. WHEN ONE LOT IS TRANSFERRED OR (3) A BUILDING IS CONSTRUCTED & TRANSFERRED.

OFFICE OF PLANNING & ZONING

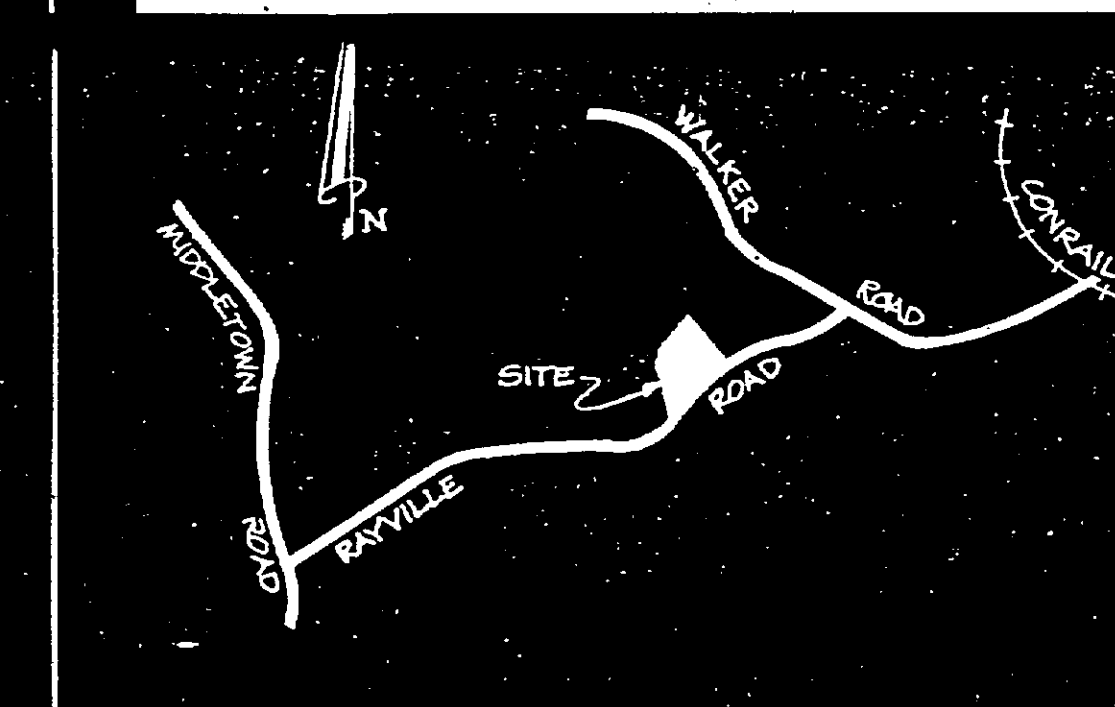
APPROVED BY
 DIRECTOR OF PLANNING
 ZONING COMMISSIONER

SOIL TYPES & LIMITATIONS

SOIL TYPE	SEWAGE (SEPTIC TANKS)	HOUSES W/BSMTS.	STREETS
GCC2	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
GnB	SEVERE MODERATELY SLOW	SEVERE	SEVERE
GdD2	SEVERE SLOW	SEVERE SLOPE	SEVERE SLOPE
MbC2	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
U-2	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE

*NOTE: EXISTING TREES TO BE RETAINED IN ACCORDANCE WITH SECTION 5 OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.

JAMES W. MCKEE
 (REG. NO. 2012)



VICINITY MAP
 SCALE: 1"=2000'

DENSITY NOTES

1. EXISTING ZONING: RC-5
2. GROSS AREA: 9.614 AC
3. NO. OF LOTS ALLOWED: (9.614 x 0.0667) = 0.64 LOTS
4. NO. OF LOTS PROPOSED: 4 LOTS
5. NO. OF PARKING SPACES REQ'D: (2 PER LOT) = 8 SPACES
6. NO. OF PARKING SPACES PROVIDED: 0 SPACES

*NOTE: LOTS 112 ARE SHOWN AS PER FINAL SUBDIVISION PLAT OF "ROSS MEADOWS" & ENCL. JR. 5/11.

96-456-A

FINAL DEVELOPMENT PLAN

OF ROSS MEADOWS

6TH ELECTION DISTRICT. BALTIMORE CO. MD
 SCALE: 1"=100' AUGUST 10, 1984

BEING A RESUBDIVISION OF LOTS

"SHAVER PROPERTY"

OWNERS:

CYNTHIA E. RILEY, STEPHEN POWER, & MARY POWER
 76 O'NEILL & CO - I-83 & MT. CARMEL RD.
 HEREFORD, MD. 21120
 DEED REFERENCE: EHK JR. 6550/729

MCKEE & ASSOCIATES, INC.

CIVIL ENGINEERS LAND SURVEYORS
 1111 YORK RD. LUTHERVILLE, MD. 21079